

**AGENDA**

**April 14, 2014 Meeting @ 11:00 AM EDT  
City of St. Joseph City Hall  
MDEQ/USEPA-Region 5/COK**

- I. Introductions**
- II. Background and Overview of Area**
  - a. Portage Creek Corridor Reuse Plan**
  - b. Current Key Developments within the Corridor**
    - i. Performance Paper Site – History, Investments, and Status**
    - ii. WMU Homer Stryker School of Medicine**
    - iii. KVCC/Bronson Hospital Healthy Living Campus**
    - iv. KRVt (Trailway) connector to City of Portage**
- III. Redevelopment Strategies for Allied Superfund Site**
  - a. USEPA SRI Program – Overview of Program, Potential Options and Strategies for the Allied Superfund Site**
  - b. Redevelopment potential of site (History of City of Kalamazoo Brownfield Redevelopment Program and need for productive use of site)**
  - c. Potential for Reuse of On-Site Materials and Construction on Contaminated Materials**
  - d. Impacts of Alcott Street Dam Removal**
- IV. Next Steps**
  - a. Discussion of potential options under FS**
  - b. How and when can these options be explored?**
  - c. Overall Plan Development & Integration into existing FS**
  - d. Impacts on Site Monitoring, Due Care, and Owner Liability Concerns**
  - e. Next Meeting**

## **Preparation for Redevelopment Meeting with City of Kalamazoo and MDEQ**

### **Meeting details**

Time and Location: 11 am Eastern at St. Joseph City Hall, 700 Broad Street, St. Joseph, MI

Agenda - provided by City of Kalamazoo

### **EPA talking points:**

1. EPA has committed hours and resources to evaluating redevelopment possibilities at Allied Landfill
  - a. Bloom go over activities
  - b. Berkoff go over findings/conclusions
    - i. Previous studies indicated community desire for open space reuse
    - ii. All alternatives allow for open space reuse – visual representations
2. Available acreage with each alternative
3. Reuse at other landfills – Bloom examples
4. Funding for Reuse work at NPL sites - Schafer
5. Superfund regulations do not allow us to select remedies factoring potential effect on property values and tax earnings.

### **EPA questions for city:**

1. How has recent development along Portage Creek changed the 2008 redevelopment plan?
2. What is the city hybrid alternative idea?
  - a. What parts of OU targeted for types of redevelopment?
  - b. How big of a pull back?
  - c. What type of reuse in the areas near waste in place?
    - a. Reuse preference update from city?
3. Is alternative 2B similar to Bryant/Type III/Western area reduction under hybrid plan?

### **Other topics:**

1. Groundwater
  - a. City cooperative
  - b. Verify locations late April, Drilling late May, Sampling late June, Report August 2014
2. Panelyte

Attendees:

City            Michael C. Wetzel - COK  
                 John Paquin - COK  
                 Marc Hatton - COK  
                 Jerome Kisscorni - COK  
                 Rick Burns - NTH  
                 Grant Gilezan - Dykema  
                 Bruce Merchant - Special Consultant to COK

EPA            Michael Berkoff  
                 James Saric  
                 Joan Tanaka  
                 Rick Karl  
                 Tom Bloom  
                 Chuck Mikalian  
                 Gary Schafer

MDEQ          Paul Bucholtz  
                 Robert Wagner  
                 Anne Couture  
                 Polly Synk

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City	Michael C. Wetzel - COK John Paquin - COK Marc Hatton - COK Jerome Kisscorni - COK Rick Burns - NTH Grant Gilezan - Dykema Bruce Merchant - Special Consultant to COK
EPA	Michael Berkoff James Saric Joan Tanaka Rick Karl Tom Bloom Chuck Mikalian Gary Schafer
MDEQ	Paul Bucholtz Robert Wagner Anne Couture Polly Synk

City of Kalamazoo will provide agenda.

#### EPA questions and talking points:

1. What is the city hybrid alternative idea?
  - a. How big of a pull back?
  - b. What parts of OU targeted for types of redevelopment?
2. Redevelopment at Allied Landfill Property
  - a. Previous studies indicated community desire for open space reuse
  - b. All alternatives allow for open space reuse -- visual representations
  - c. Reuse preference update from city?
3. Is alternative 2B similar to Bryant/Type III/Western area reduction-

4. *Turn's idea to re-evaluate alt. energy.*